



PROPERTY FOR SALE

6875 N CHURCH AVE., MULBERRY, FL, 33860

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EXECUTIVE SUMMARY

6875 NORTH CHURCH AVE. MULBERRY, FL, 33860

The subject is a 0.72 ± acre vacant commercial property on North Church Ave. Traffic counts and population density are strong with 29,000 cars per day on North Church Ave., and more than 20,000 people within a 2 mile radius. The property is situated near a busy intersection, with cross access to the traffic signal, in one of the city's most affluent neighborhood. The property is surrounded by enormous growth as well as numerous strong commercial anchors such as the new luxury apartment community and the multiple groceries .

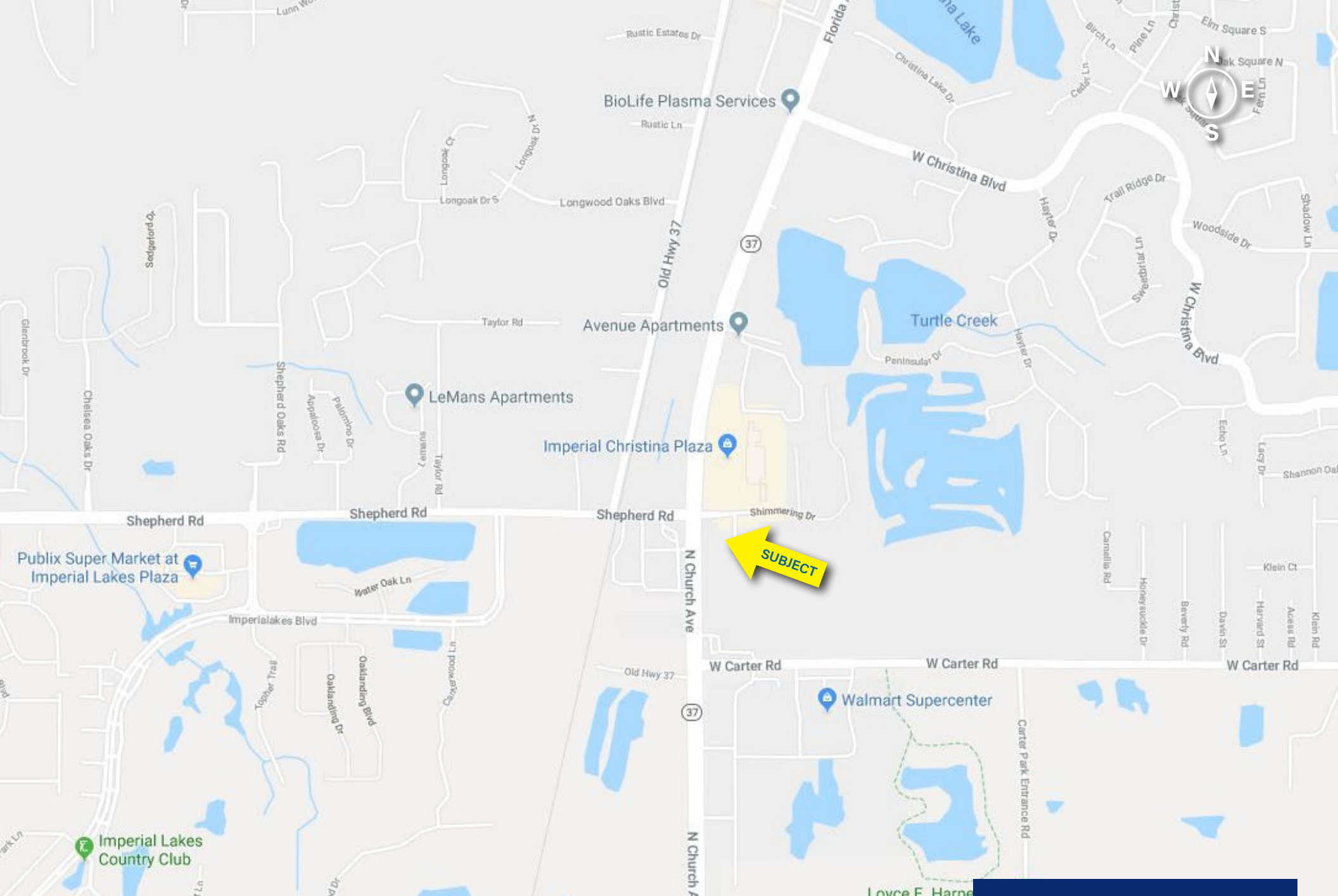


SUBJECT



Church Ave N.

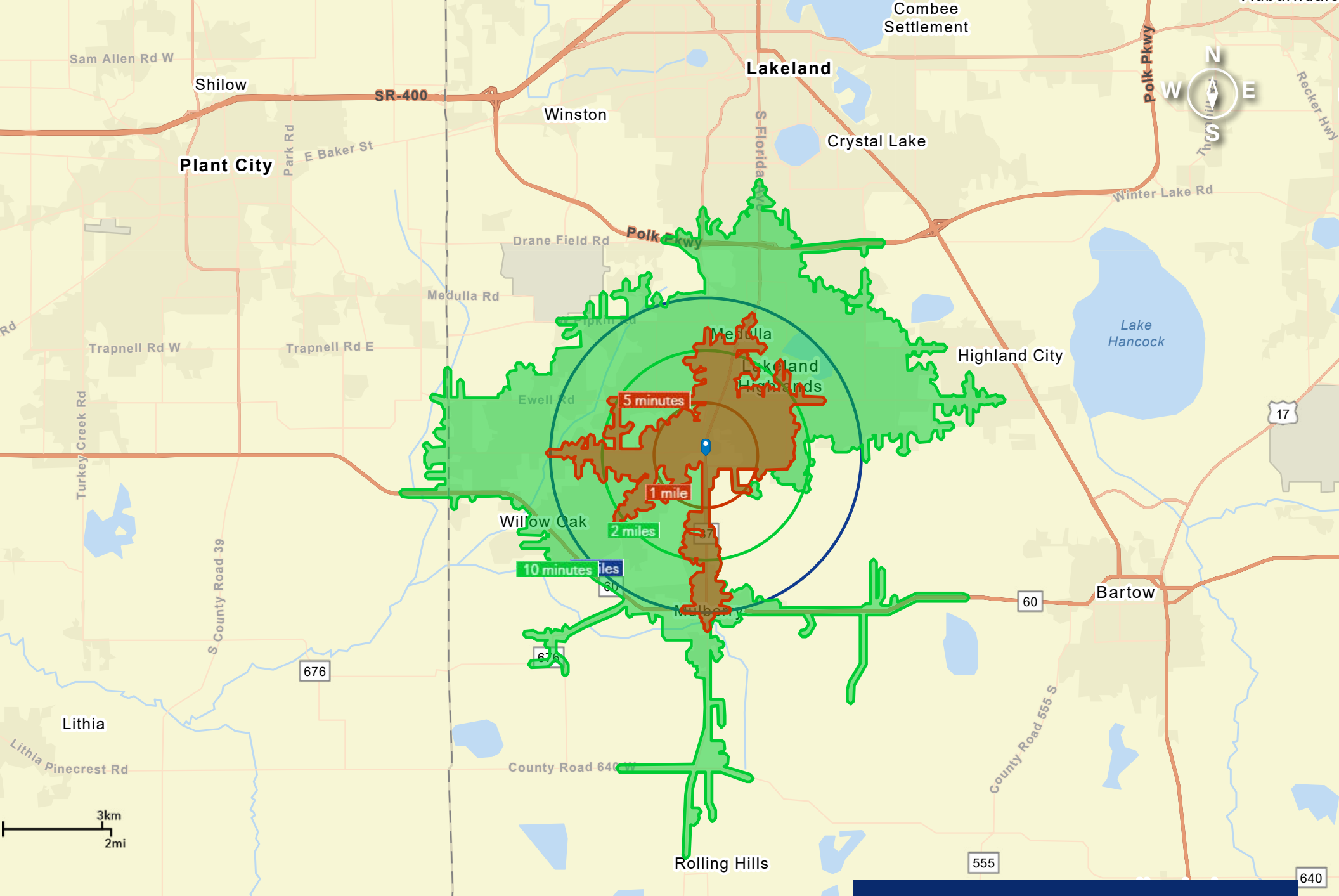
Site Address:	6875 N. Church Ave., Mulberry, FL 33860
County:	Polk
PIN (Property Identification Number):	232926000000011170
Land Size:	0.72 +/- acres
Property Use:	Vacant Commercial
Zoning:	Highway Commercial (C-2) - City of Mulberry
Utilities	On Site
Taxes:	\$2,043.48 (2021)
Traffic Count:	29,000 cars/day via N. Church Ave.
Asking Price:	\$500,000



Located near the Lakeland/Mulberry line; busy intersection with strong traffic counts.

30,500 cars/day

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
Population	4,397	23,427	46,000	19,243	77,192	721,312	21,733,419	333,934,112
Households	1,750	8,957	17,195	7,247	28,194	269,314	8,514,543	126,470,675
Families	1,296	6,567	12,670	5,274	20,938	186,883	5,499,508	82,824,624
Average Household Size	2.51	2.62	2.67	2.66	2.74	2.63	2.50	2.58
Owner Occupied Housing Units	1,286	6,935	12,778	5,419	21,369	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	465	2,022	4,417	1,828	6,825	78,942	2,881,106	44,563,900
Median Age	47.9	41.9	40.7	41.7	40.5	41.90	42.80	38.80
<i>Income</i>								
Median Household Income	\$80,161	\$70,349	\$66,627	\$68,816	\$69,556	\$52,507	\$58,462	\$64,730
Average Household Income	\$105,812	\$90,512	\$86,875	\$88,925	\$89,813	\$68,539	\$83,820	\$92,435
Per Capita Income	\$41,751	\$34,356	\$32,290	\$33,828	\$32,780	\$25,640	\$32,917	\$35,106
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	2.00%	1.63%	1.59%	1.76%	1.51%	1.50%	1.31%	0.71%
Households	1.92%	1.55%	1.51%	1.65%	1.42%	1.43%	1.27%	0.71%
Families	1.89%	1.51%	1.45%	1.60%	1.37%	1.37%	1.22%	0.64%
Owner HHs	2.12%	1.79%	1.87%	1.95%	1.74%	1.67%	1.45%	0.91%
Median Household Income	1.67%	2.00%	2.33%	2.04%	2.03%	1.83%	2.38%	2.41%

Strong population density within a two-mile radius, 21,431 people. The income for the area is also strong; the median household income is \$61,469 within the two-mile radius, 34% higher than Polk County.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

More than half of households in the immediate area (1 mile radius) make more than \$75,000.

More than 10% of households make \$200,000+, which is more than 3x as much as the county average.

Households by Income

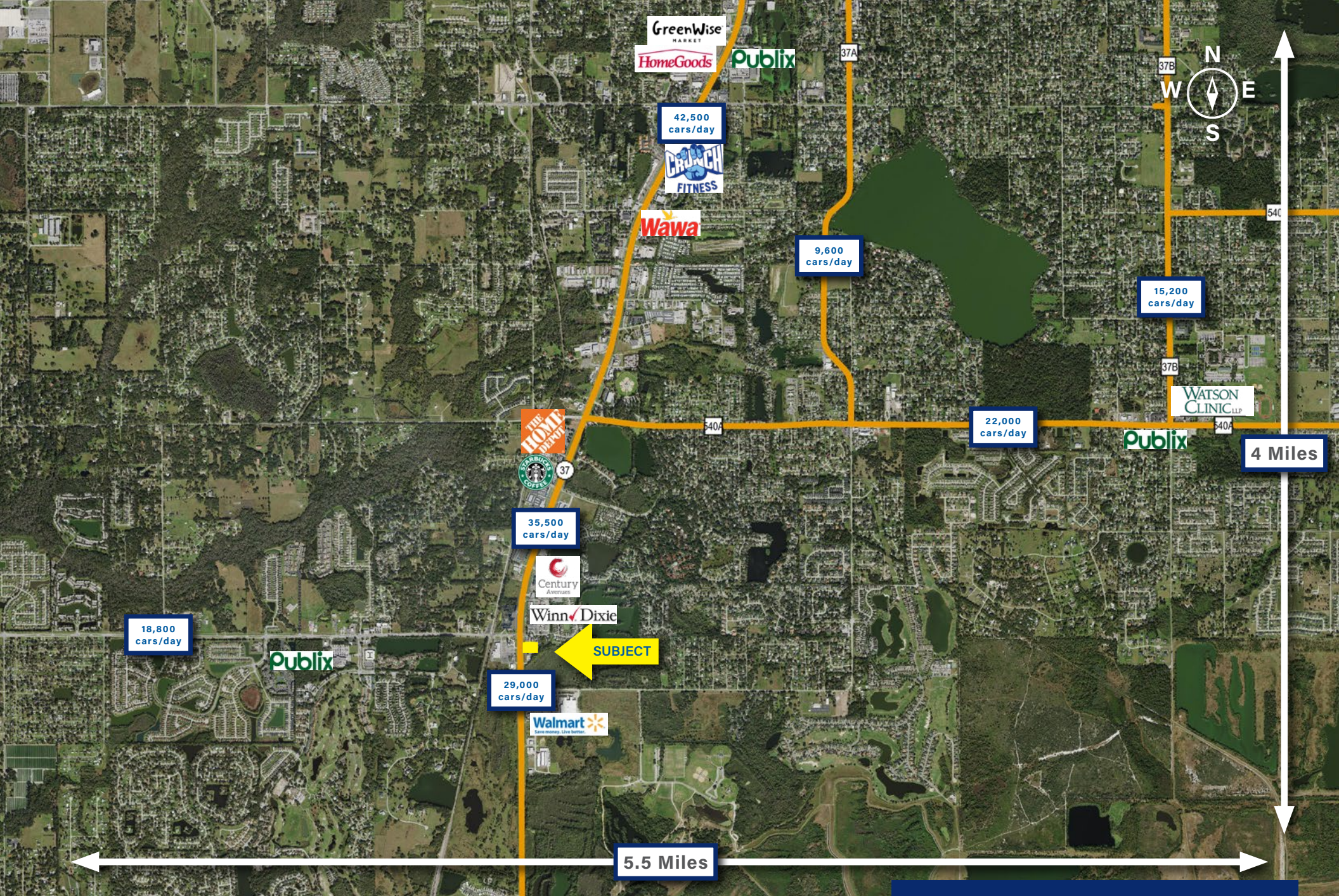
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	5.00%	4.50%	4.90%	4.70%	5.20%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	5.40%	6.90%	7.00%	7.50%	7.30%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	9.50%	8.90%	10.00%	9.70%	9.10%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	9.90%	12.50%	13.20%	12.10%	12.40%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	15.30%	19.90%	20.00%	19.60%	19.00%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	18.10%	16.60%	16.00%	17.20%	16.30%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	17.10%	17.60%	17.00%	16.20%	17.60%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	9.50%	6.50%	5.80%	6.50%	6.10%	3.70%	5.60%	7.20%
\$200,000+	10.10%	6.60%	6.10%	6.40%	6.90%	3.30%	6.80%	8.50%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	4.50%	5.70%	6.00%	5.70%	5.90%	5.80%	5.10%	5.90%
5 - 9	5.10%	6.20%	6.30%	6.10%	6.30%	5.90%	5.30%	6.10%
10 - 14	5.40%	6.50%	6.60%	6.40%	6.50%	5.90%	5.50%	6.20%
15 - 19	5.40%	6.20%	6.20%	6.20%	6.20%	5.80%	5.50%	6.30%
20 - 24	4.80%	5.30%	5.30%	5.30%	5.40%	5.60%	5.90%	6.50%
25 - 34	10.40%	11.30%	12.10%	11.40%	12.80%	12.90%	13.30%	14.00%
35 - 44	10.80%	12.90%	12.90%	12.80%	12.50%	11.60%	11.90%	12.80%
45 - 54	13.70%	12.60%	12.60%	12.40%	12.50%	11.20%	12.00%	12.10%
55 - 64	16.50%	14.00%	13.80%	14.00%	13.80%	12.90%	13.60%	13.00%
65 - 74	14.40%	11.80%	11.30%	11.70%	11.20%	12.60%	12.20%	10.20%
75 - 84	7.10%	5.80%	5.30%	6.00%	5.20%	7.20%	6.90%	5.00%
85+	1.90%	1.70%	1.60%	1.80%	1.70%	2.50%	2.80%	2.00%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	87.20%	80.80%	79.40%	81.20%	79.30%	70.50%	72.30%	69.20%
Black Alone	5.40%	9.40%	9.40%	8.50%	8.30%	15.60%	16.40%	13.00%
American Indian Alone	0.20%	0.30%	0.30%	0.30%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.60%	2.50%	2.10%	2.60%	2.60%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.00%	0.10%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	2.90%	3.70%	5.60%	4.00%	6.40%	8.20%	4.70%	7.10%
Two or More Races	2.70%	3.40%	3.20%	3.30%	3.10%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	14.60%	19.20%	22.20%	19.40%	23.00%	26.50%	27.40%	18.90%



MARKET AREA MAP

Strong market area with Wal-Mart and three Publix's.



NEIGHBORHOOD AERIAL

Located at busy intersection with strong household names. Subject property benefits from cross access to the traffic signal.



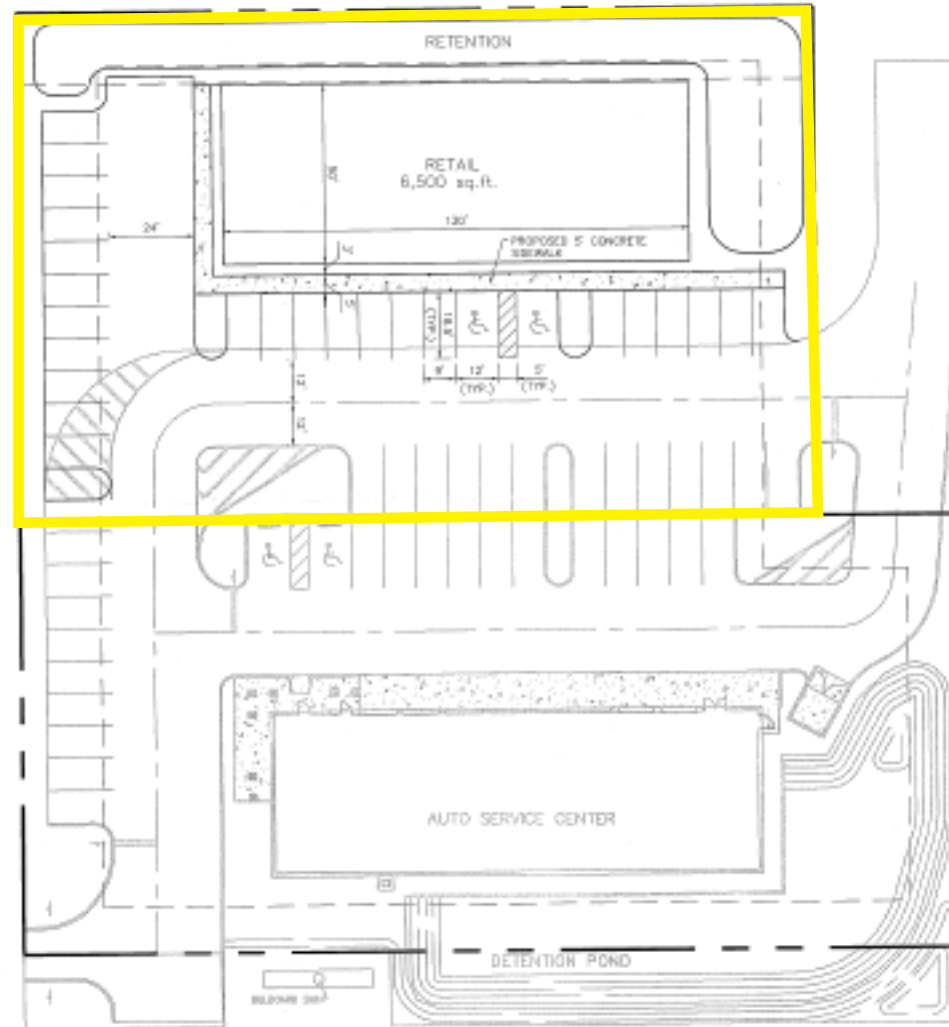
Full access via Shimmering Drive. Potential for right in/out on North Church Ave.

SITE AERIAL

Aerial Views

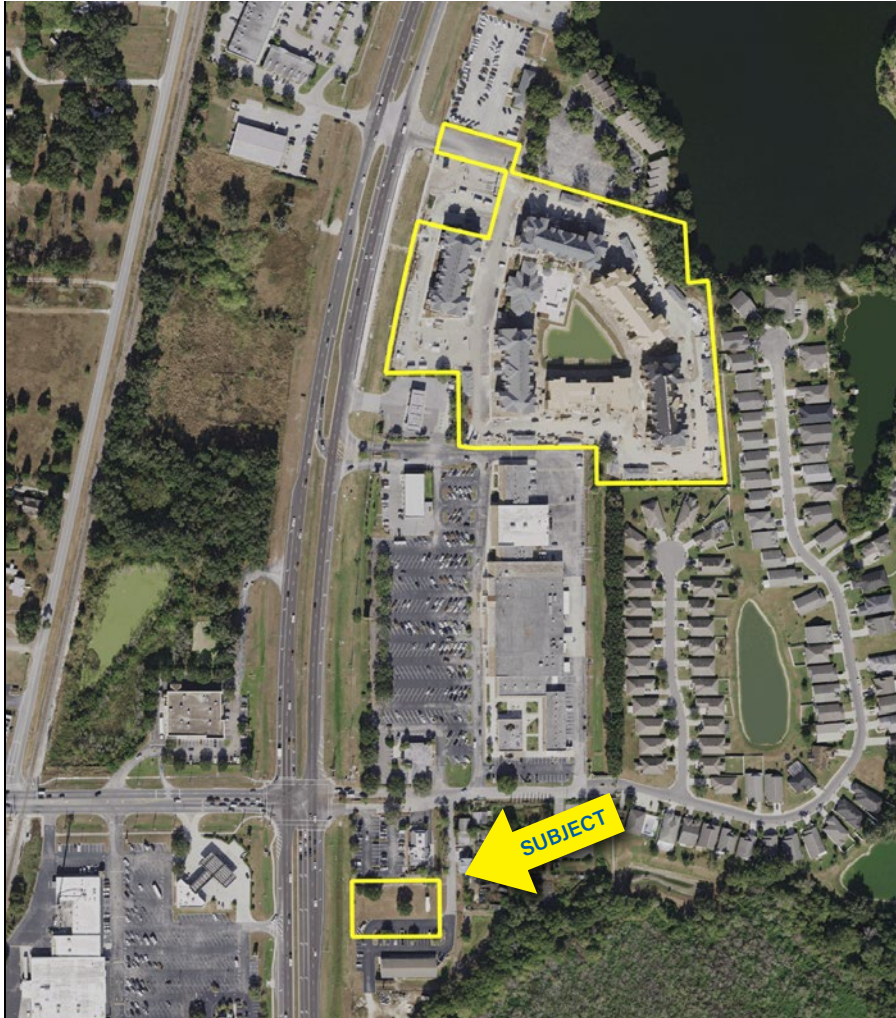


Retail concept plan





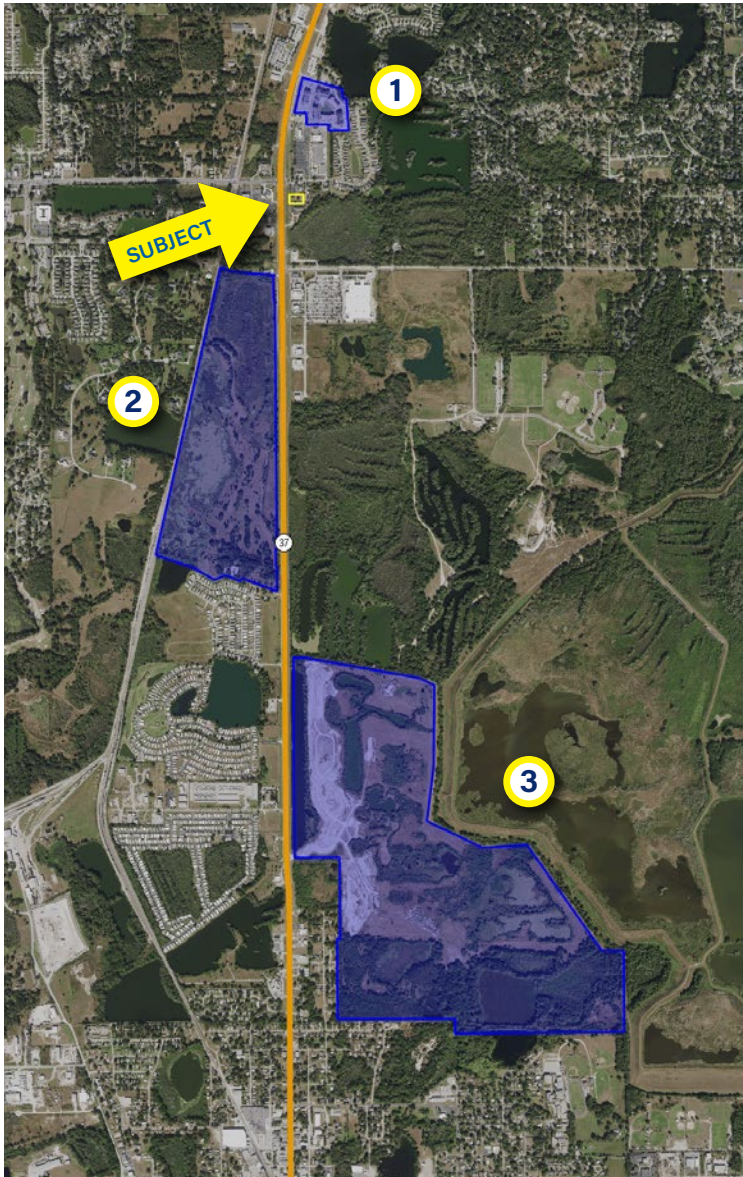
Century
Avenues



- 264 Luxury Housing Units
- 488 Parking Spaces
- Complex is only 1,800 FT from subject property

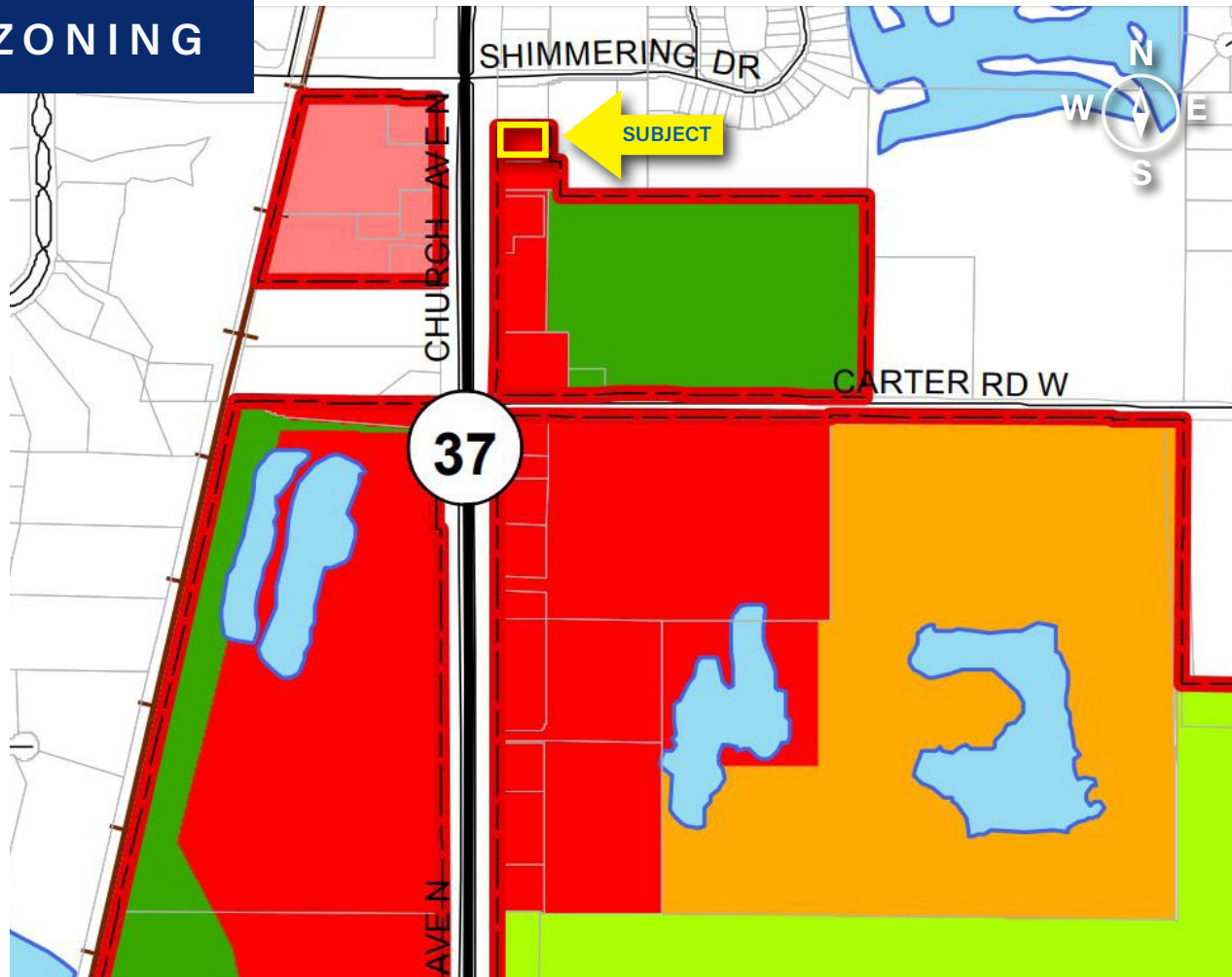


GROWTH TO THE SOUTH







1. Century Avenue: 264 luxury apartments that were constructed in early 2017.
2. Property sold in 2019. Owner has plans for residential and retail development.
3. T. Mims Corp is developing Bridgeport Lakes – a new community with 700 + homes in the \$200,000+ price range.

ZONING



Highway Commercial (C-2)

The purpose of this district is provide for general retail and service land uses that may require considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible locations convenient for motorists.

-  C-2
-  CONSERVATION
-  R1-H
-  C-1



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